

**MINUTES
SPECIAL MEETING
PLANNING AND ZONING COMMISSION
TOWN OF JACKSON, WYOMING
SEPTEMBER 16, 2020**

The meeting of the Planning and Zoning Commission was called to order at 5:30 p.m. on 9/16/2020, in the Town Hall Council Chambers.

ROLL CALL:

☒ Anne Schuler, ☒ David Vandenberg, ☒ Katie Wilson, ☒ Abby Petri,
☐ William Gale, ☒ Thomas Smits

STAFF: Paul Anthony, Andrew Bowen

MATTERS FROM THE PUBLIC: None

APPROVAL OF MINUTES:

September 2, 2020

A motion was made by: _____ seconded by:
Motion approved or denied by a ___ to ___ vote

NO MINUTES TO APPROVE

OLD BUSINESS: None

PLANNING COMMISSION

- 1. ITEMS P19-095:** REQUEST TO AMEND TOWN OF JACKSON LAND DEVELOPMENT REGULATIONS TO ESTABLISH HISTORIC PRESERVATION PROGRAM, UPDATE TOWN SQUARE AREA ZONING, AND TO ADOPT DESIGN GUIDELINES FOR HISTORIC PRESERVATION AND WESTERN CHARACTER

STAFF PRESENTATION: Paul Anthony

APPLICANT PRESENTATION: None

PUBLIC COMMENT: None

PC DISCUSSION: PC discussed its preference to get formal comment from the TCHPB before making a final recommendation and that doing so would require the continuation of this meeting to

either the September 28 special meeting or October 7 regular meeting. The Oct. 7 meeting was selected. The PC also discussed a variety of issues, including possible other incentives for preservation, how the 3rd-story stepback works, and the transparency requirements.

MOTION:

Item A – Zoning Map Amendment (P20-167). Based upon the findings for an amendment to the Official Zoning Map as presented by the applicant and by the Commission for Item P20-167 related to 1) consistency with the purposes and organization of the LDRs; 2) improved implementation of the desired future character in the Comprehensive Plan; 3) need to address changing conditions or a public necessity; and 4) consistency with other adopted Town Ordinances, I move to recommend **approval** to the Town Council to change the zoning from Town Square (TS), Urban Commercial (UC), and Downtown Core (DC) to Town Square-1 (TS-1), Town Square-2 (TS-2), and Downtown Core-2 (DC-2) for the properties located in Character District 1; town Square and as shown in the attached proposed revised Official Zoning Map, attached to this staff report dated August 28, 2020, subject to this staff report with no conditions of approval [or with the following conditions of approval].

Item B: Amendment to LDR Text (P19-095): Based upon the findings pursuant to Section 8.7.1.C for an amendment to the text of the Land Development Regulations, as presented by the applicant and by the Commission for Item P19-095, the application: 1) Is consistent with the purposes and organization of the LDRs; 2) Improves the consistency of the LDRs with other provisions of the LDRs; 3) Provides flexibility for landowners within standards that clearly define desired character; 4) Is necessary to address changing conditions, public necessity, and/or state or federal legislation; 5) Improves implementation of the Comprehensive Plan; and 6) Is consistent with other adopted Town Ordinances, I move to recommend **approval** to the Town Council of the requested text amendments, which include but are not limited to, LDR Secs. 1.9.2; 2.1; 2.2; 5.8.1; 5.9. 6.3.2.C.3; 8.2.6.C; 8.5.6; 8.5.7; 8.5.8 8.8.1; 8.10.4; and 9.5, subject to this staff report, dated August 28, 2020, and subject to this staff report with no conditions of approval [or with the following conditions of approval].

A motion was made by: Anne Schuler seconded by: David Vandenberg
to continue Items P19-095 and P20-167 to the Planning Commission regular meeting on October 7
approved by a _5_ to _0_ vote

Item C: Amendment to Demolition Permit (P20-168): There is no motion on this item for the Planning Commission because the Planning Commission does not review amendments to the Town of Jackson Municipal Code.

2. **ITEM P20-142: A REQUEST TO AMEND THE TETON VILLAGE MASTER PLAN PURSUANT TO SECTION 8.7.3, PLANNED UNIT DEVELOPMENT (PUD) AND SECTION 4.3.1.D OF THE TETON COUNTY LAND DEVELOPMENT REGULATIONS.**

STAFF PRESENTATION: Paul Anthony, Andrew Bowen

APPLICANT PRESENTATION: Bill Schreiber

PUBLIC COMMENT: None

PC DISCUSSION: The PC raised questions about how the 60% and 25% dormitory use were determined; clarification on what a “qualified household” means; raised concerns about too much housing in Town, and strongly encouraged more of Teton Villages dorms to be located at the Village.

MOTION:

The LDRs state that the PC does not have a ‘voting participation’ in the review of a Resort Master Plan amendment, thus no motion is intended. However, the Town Planning Commission is expected to provide any recommendations and comments as appropriate.

The PC stated that it supported the Teton County Planning Department’s recommendation to limit dormitories to no more than 25% of the total mitigation requirement and that it strongly encourages the Village to provide ore dormitories in Teton Village, and not in the Town, due to transportation and other concerns.

MATTERS FROM COMMISSION: None

AGENDA FOLLOWUP: None

MATTERS FROM STAFF: Update on the Hillside LDR update

ADJOURN:

A motion was made by: Anne Schuler seconded by: Abby Petri
Motion approved or denied by a _5_ to _0_ vote at 7:11pm